

The Seabrook Planning and Zoning Commission met on Thursday, October 17, 2019 at 6:00 PM in special session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR (exc. absence)	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments

2.0 DISCUSSION

2.1 Discussion on recently passed and adopted legislation regarding the Texas Open Meetings and Public Information Acts.

This item was pulled from the Agenda, since the City Secretary was unable to attend the meeting.

3.0 SPECIFIC PUBLIC HEARINGS

3.1 Request to change the zoning classification of land described below from the current classification of R-2 (Single-Family Detached Residential (Small Lots) to 146-M (SH 146 Main Commercial District).

Owner: Jason Morman, P.O. Box 188, Seabrook, Texas 77586

Legal Description: Seabrook Island, Section 4, Reserve C, being a 10.3586 Acre Tract situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Palm Bay Circle, south of Scenic Shore Drive, and immediately west of State Highway 146.

Chairman Gary Renola opened the public hearings at 6:02 p.m.

Community Development Director, Sean Landis explained that the applicant is requesting to re-zone 10.3586 acres of R-2 residential single-family lots to 146-M highway 146 main commercial district. The owner of the property proposes to develop a commercial retail site to

49 help replace Seabrook's Commercial District due to the 146 highway expansion. The applicant
50 has only submitted conceptual drawings right now, and they could potentially attract office
51 spaces. The plan is not a true plan yet, since the request is only for a commercial zone.

52
53 Public comments were made by Pam Latiolais (Scenic Shore Drive), Billy Schwander
54 (Lakeshore Drive), Robert Whittleman (Palm Bay Circle), David Montoya, and Tom
55 Knickerbocker.

56 Residents Pam Latiolais and Billy Schwander expressed their concerns regarding the rezoning
57 due to heavy traffic, increased noise levels, lighting, wildlife, and undeveloped commercial
58 property still available for development. Mr. Whittleman expressed support for the commercial
59 zoning and stated that it would be good for the community.

60 Mr. Montoya and Mr. Knickerbocker opposed the rezoning due to the issue of mineral rights
61 ownership and stated that there can be no development on this land since the property is deed
62 restricted and is an operating site for oil and gas.

63
64 Chairman Renola closed public hearing on this item at 6:31 p.m.

65
66 **3.2 Request for approval for the Oak Alley Estates Subdivision Preliminary Plat.**

67 **Applicant:** Dale L. Hardy, RPLS, 200 Houston Avenue, Suite B, League City, TX 77573

68 **Owner:** Stampley Enterprises, LLC, 4104 NASA Parkway, Seabrook, TX 77586

69 **Legal Description:** All of that certain 2.53 acre (110,058 Square Feet) tract of land, situated in
70 the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas, more
71 particularly described as a part of Tract Twenty-six (26), and all of Tract Twenty-seven (27),
72 of the Savings & Loan Company's Subdivision, according to the map or plat thereof recorded
73 in Volume 3, Page 71 of the Harris County Map Records; same being all of those tracts of land
74 conveyed to Stampley Enterprises LLC, as found of record under Clerk's File Numbers RP-
75 2018-319237, RP-2018-379392 and RP-2019-4151 in the Official Public Records of Harris
76 County, Texas.

77 **Location:** This property is located north of E. Meyer Avenue, west of N. Meyer Avenue and
78 east of Lake Mija.

79
80 Chairman Renola opened public hearing on this item at 6:35 p.m.

81
82 Community Development Director, Sean Landis explained that the applicant is requesting to
83 subdivide the property into 10 Lots and 1 Block. The owner wishes to construct single-family
84 dwellings on these parcels. Staff has reviewed the preliminary plat and finds it to be compliant
85 with the City's Subdivision and Zoning Ordinances.

86
87 Public comments were made by Ron Ahlhorn (Old Orchard), Terri Moore (North Meyer),
88 Leslie & Charles Gale (North Meyer), Lynn Calhoun (Old Orchard), Mary Lee (Mystic
89 Village), Jennifer Michael (Mystic Village), and B.J. Stampley (Stampley Enterprises LLC).

90 Residents expressed their concerns regarding drainage and street flooding issues and wanted to
91 know what the design of the spill way was going to be and where the water was going to drain.

92
93 Chairman Renola closed public hearing on this item at 7:05 p.m.

3.3 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 5, “Off-Street Parking, Loading, Ingress and Egress”, Section 5.05 “Comprehensive Parking Regulation Matrix”, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Restaurant-Fast Food” and creating new associated regulations.

Chairman Renola opened public hearing on items 3.3 thru 3.6 at 7:06 p.m.

Community Development Director, Sean Landis explained that the P&Z Commission at their last meeting in August recommended to City Council to add Restaurant-Fast Food to the Land Use Matrix. As a result Staff is recommending adding Restaurant-Fast Food to Table 5-C “Parking Regulation Matrix” with the following regulation:

1 space per 100 square feet of customer area + 4 stacking spaces per drive-up window + 1 space per every 2 employees on largest shift.

3.4 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 5, “Off-Street Parking, Loading, Ingress and Egress”, Section 5.05 “Comprehensive Parking Regulation Matrix”, Table 5-C “Required Parking Spaces by Land Use Category” by creating new associated regulations for a “Restaurant” Use.

Community Development Director, Sean Landis explained that the P&Z Commission at their last meeting in August recommended to City Council to add Restaurant-Fast Food to the Land Use Matrix. As a result Staff recommends modifying Table 5-C “Parking Regulation Matrix” by creating new parking regulations for a Restaurant use.

Recommended Regulation: 1 space per 100 square feet of customer dining area; inclusive of bar seating and outdoor patio dining area.

3.5 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for “Restaurant- Fast Food”.

Community Development Director, Sean Landis explained that the P&Z Commission at their last meeting in August recommended to City Council to add Restaurant-Fast Food to the Land Use Matrix. As a result Staff is recommending that the following definition be created and added to Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”.

Restaurant-Fast Food: a restaurant that serves fast food cuisine and has minimal table service, offers a limited menu, cooks in bulk, finished and packaged to order, and is usually available for take away, though seating may be provided. Restaurants-Fast Food are typically part of a restaurant chain or franchise operations that provides standardized ingredients and/or partially prepared foods and supplies to each restaurant through controlled supply channels.

3.6 Conduct a Public Hearing on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a new definition for "Restaurant means".

Community Development Director, Sean Landis explained that the P&Z Commission at their last meeting in August recommended to City Council to add Restaurant-Fast Food to the Land Use Matrix. As a result Staff is recommending that the following definition be created and added to Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions".

Restaurant-Full Service: a restaurant with a relatively broad menu along with table, counter and/or booth service and a wait staff. This type of restaurant is often made up of the following types: Fine Dining, Casual Dining, Contemporary Casual Dining, Family Style, Buffet and Fast Casual Dining.

3.7 Conduct a Public Hearing on a request for a Master Sign Plan for the property located at 2000 – 2100 Highway 146 (Miramar Shopping Center).

Community Development Director, Sean Landis explained that due to the SH146 expansion, the Miramar Shopping Center lost their existing multi-tenant signs. The applicant is requesting the approval of a Master Sign Plan that would allow for the replacement of the lost signage. It is the opinion of the property owner that the standards provided for within the proposed plan would enhance the appearance of the shopping center while improving the visibility of the businesses located within the shopping center.

Gloria Baker, with SignCo America, represented the owner of the shopping center along with the tenants. She explained that their proposal would be smaller signs than before compliant with the new code. They would design the sign with the same accents and color as the shopping center to keep the uniformity. The previous signs were 36ft tall while the new ones would be 31ft tall and 16ft wide. These new pylon signs would be able to accommodate about 10 tenants.

Chairman Renola closed the public hearings at 7:18 p.m.

4.0 NEW BUSINESS

4.1 Consider and take all appropriate action on the Request to change the zoning classification of land described below from the current classification of R-2 (Single-Family Detached Residential (Small Lots) to 146-M (SH 146 Main Commercial District).

Motion made by Darrell Picha and seconded by Mike Giangrosso. To approve the request and start discussion.

Board members then discussed the item and voted as below:

Ayes: Rosebud Caradec, Darrell Picha, and Gary Renola

Nays: Scott Reynolds, Mike Giangrosso, and Tracie Soich

MOTION FAILED

4.2 Consider and take all appropriate action on the Request for approval for the Oak Alley Estates Subdivision Preliminary Plat.

Motion made by Darrell Picha and seconded by Mike Giangrosso.

To approve the Oak Alley Estates Subdivision preliminary plat.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by adding "Restaurant-Fast Food" and creating new associated regulations.

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the request.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", Section 5.05 "Comprehensive Parking Regulation Matrix", Table 5-C "Required Parking Spaces by Land Use Category" by creating new associated regulations for a "Restaurant" Use.

Motion made by Tracie Soich and seconded by Scott Reynolds.

To approve the request.

MOTION CARRIED BY UNANIMOUS CONSENT

4.5 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a definition for "Restaurant- Fast Food".

Motion made by Tracie Soich and seconded by Darrell Picha.

To approve the request.

MOTION CARRIED BY UNANIMOUS CONSENT

4.6 Consider and take all appropriate action on the request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a new definition for "Restaurant means".

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the request.

MOTION CARRIED BY UNANIMOUS CONSENT

4.7 Consider and take all appropriate action on the request for a Master Sign Plan for the property located at 2000 – 2100 Highway 146 (Miramar Shopping Center).

Motion made by Rosebud Caradec and seconded by Scott Reynolds. To approve the request and start discussion.

Board members then discussed the item and voted as below:

Ayes: Mike Giangrosso, Rosebud Caradec, Scott Reynolds, Gary Renola

Nays: Darrell Picha, Tracie Soich

MOTION CARRIED BY MAJORITY VOTE

5.0 ROUTINE BUSINESS

5.1 Approve the minutes from the August 15, 2019 Regular P&Z Meeting.

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the minutes from the August 15, 2019 regular P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

Approve the minutes from the October 1, 2019 Special P&Z Meeting.

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the minutes from the October 1, 2019 Special P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

5.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

5.4 Establish future agenda items and meeting dates.

- Next regular P&Z meeting will be Thursday, Nov. 21, 2019
- Light industrial district – height extensions from 80ft to 120 ft
- Restaurant Full Service add into land matrix
- Baywood Place final plat

Motion was made by Tracie Soich and seconded by Mike Giangrosso.

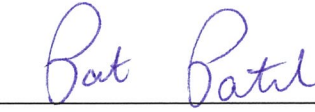
To adjourn the October 17, 2019 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:58 p.m.

APPROVED THIS 21st DAY OF NOVEMBER, 2019.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant